

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 7, 1998, the Zoning Administrator approved with conditions a special permit and a special permit modification to allow a day care facility to operate in an existing church for the project known as Z98-103. Findings of Fact and conditions of approval for the project are listed on pages 3-4.

Project Information

- Request: 1. Zoning Administrator Special Permit to allow a childcare center for 50 children to operate in an existing church on 0.8 developed acres in the Standard Single Family (R-1) and Multi-Family (R-2A) zones.
2. Zoning Administrator Special Permit Modification to allow a childcare center for 50 children to operate in an existing church.

Location: 920 Los Robles Boulevard (D2, Area 4)

Assessor's Parcel Number: 251-0243-022

Applicant: Barbara Whittaker
8009 Stone Canyon Circle
Citrus Heights, CA 95610

Property Mt Olive Baptist Church
Owner: 920 Los Robles Boulevard
Sacramento, CA 95838

Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)
North Sacramento

Community Plan Designation: Residential (7-15 du/na)

Existing Land Use of Site: Church Complex

Existing Zoning of Site: Standard Single Family (R-1) and Multi-Family (R-2A)

Surrounding Land Use and Zoning:

North: R-2A and R-1; Residential and Vacant

South: R-2A and R-1; Residential

East: R-1; Residential and Vacant

West: R-2A; Residential and Commercial

Parking Required:	6 spaces
Parking Provided:	35 spaces
Property Dimensions:	Irregular
Property Area:	0.67± acres
Square Footage of Building:	Existing sanctuary building- 2,960 square feet Existing social hall- 2,418 square feet Total church buildings- 5,378 square feet
Height of Building:	Two stories, 25 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Composition Shingles

Project Plans: See Exhibits A-E

Previous Files: P9046 (Special Permit for Church and Classrooms)

Additional Information: The applicant is requesting to operate a child care facility for 50 children within a 2,418 square foot church social hall building. The child care center will operate on the first floor of the building. The outdoor play area is located adjacent to the east side of the building within a fenced area. There is a solid masonry wall that runs the length of the south property line. There is a paved area in front of the social hall building and within the fenced area that will also be used as a play area at times.

The hours of operation will be weekdays, 6:00 a.m. until 6:00 p.m. There are no evening or weekend activities proposed. A special permit is required to locate a child care center in the R-1 and R-2A zones. There are 35 parking spaces on-site. The required parking ratio is one space for every eight children or six spaces.

The additional use within the church complex also requires modification of the original church special permit.

The site is located within the Del Paso Heights Redevelopment Advisory Committee (RAC) and East Del Paso Heights TAC areas. Staff sent the plans to the associations and the RAC responded with a letter of support for the project stating they had discussed the project at several meetings. The project was noticed and staff received no calls.

Agency Comments

The proposed project has been reviewed by the City Public Works- Transportation and Engineering Planning Division, Design Review, the Building Division, Utilities, the Fire Department, and the Police Department. The comments received pertaining to the project have been included as conditions.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15303}.

Conditions of Approval

1. The child care center shall not exceed 50 children. Hours of operation are limited to 6:00 a.m. to 6 p.m., Monday through Friday. There shall be no children outside prior to 8 a.m. or after 6 p.m. The center may have an occasional evening or weekend activity not to exceed six per year.
2. Any signage shall meet the requirements of the Sign Ordinance for size and location and have a sign permit.
3. Size and location of the proposed child care center shall conform to the plans submitted.
4. All staff shall park in the on-site parking lot. Parents shall be instructed to park on the on-site parking lot while picking up and dropping off children.
5. The applicant shall satisfy all Building Division requirements to include obtaining a Change of Use permit for the structure. **NOTE:** The Building Division will require a License California Architect or Engineer to draw the plans that are submitted. All first floor exterior doors shall be accessible.
6. Any other changes or additions shall require additional Planning review and approval.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the child care facility is compatible with adjacent single family residential uses found in the area;
 - b. adequate off-street parking is provided.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the building and parking lot are existing;
 - b. the child care facility is located on two collector streets and provides an adequate loading area, and easy access for transit routes;
 - c. the center utilizes a building that is existing but not used during the week; and

- d. the proposed use will not significantly alter the characteristics of the area.
3. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the site as Low Density Residential (4-15 du/na) and Residential (4-15 du/na). Child care facilities are allowed in residential zones with a Special Permit.

Joy D. Patterson

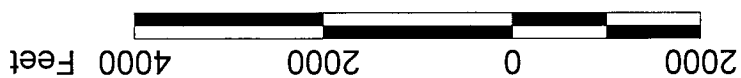
Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

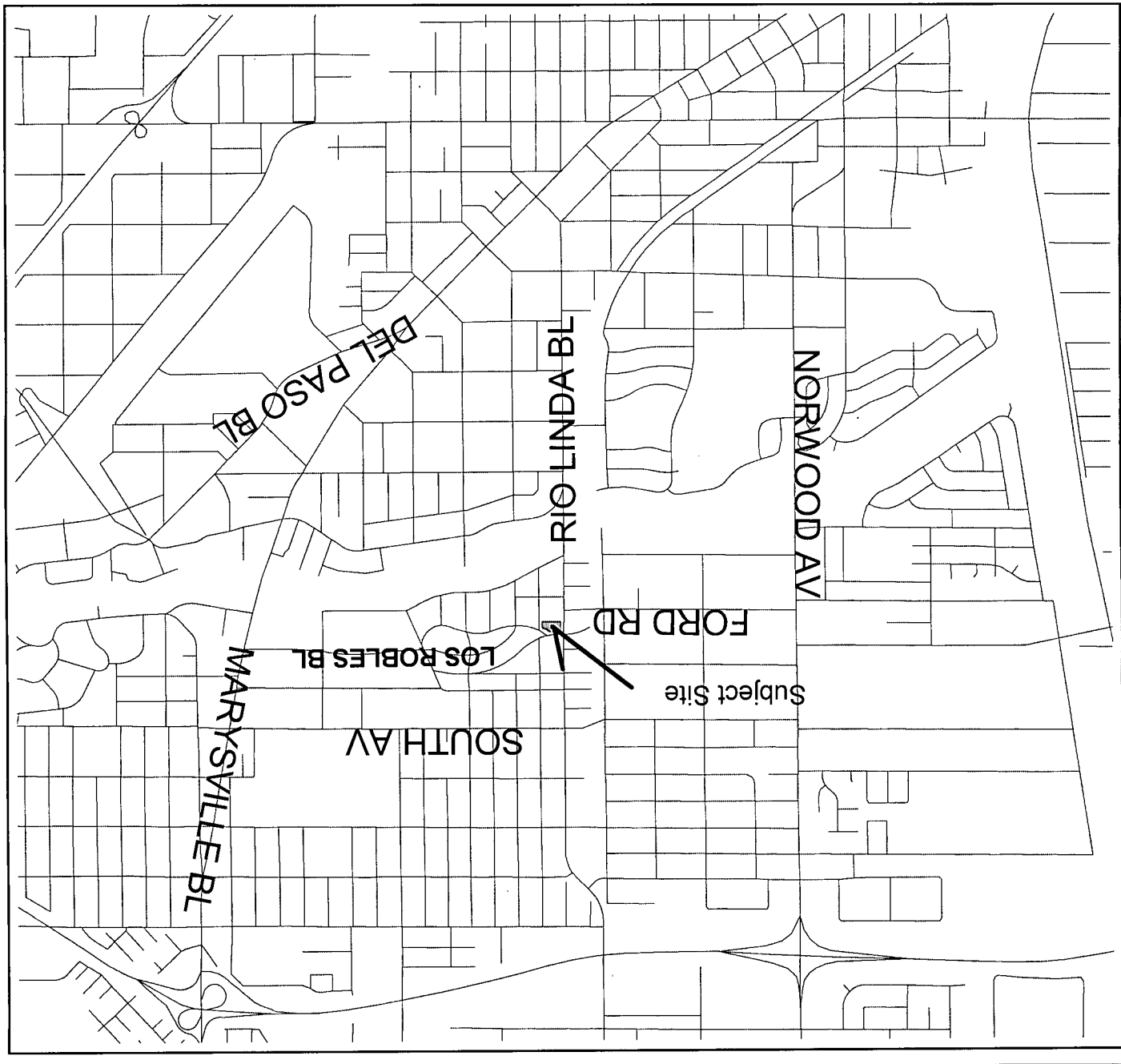
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

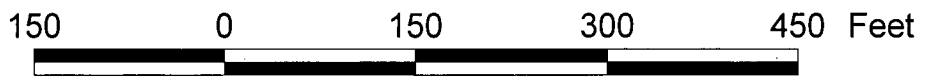
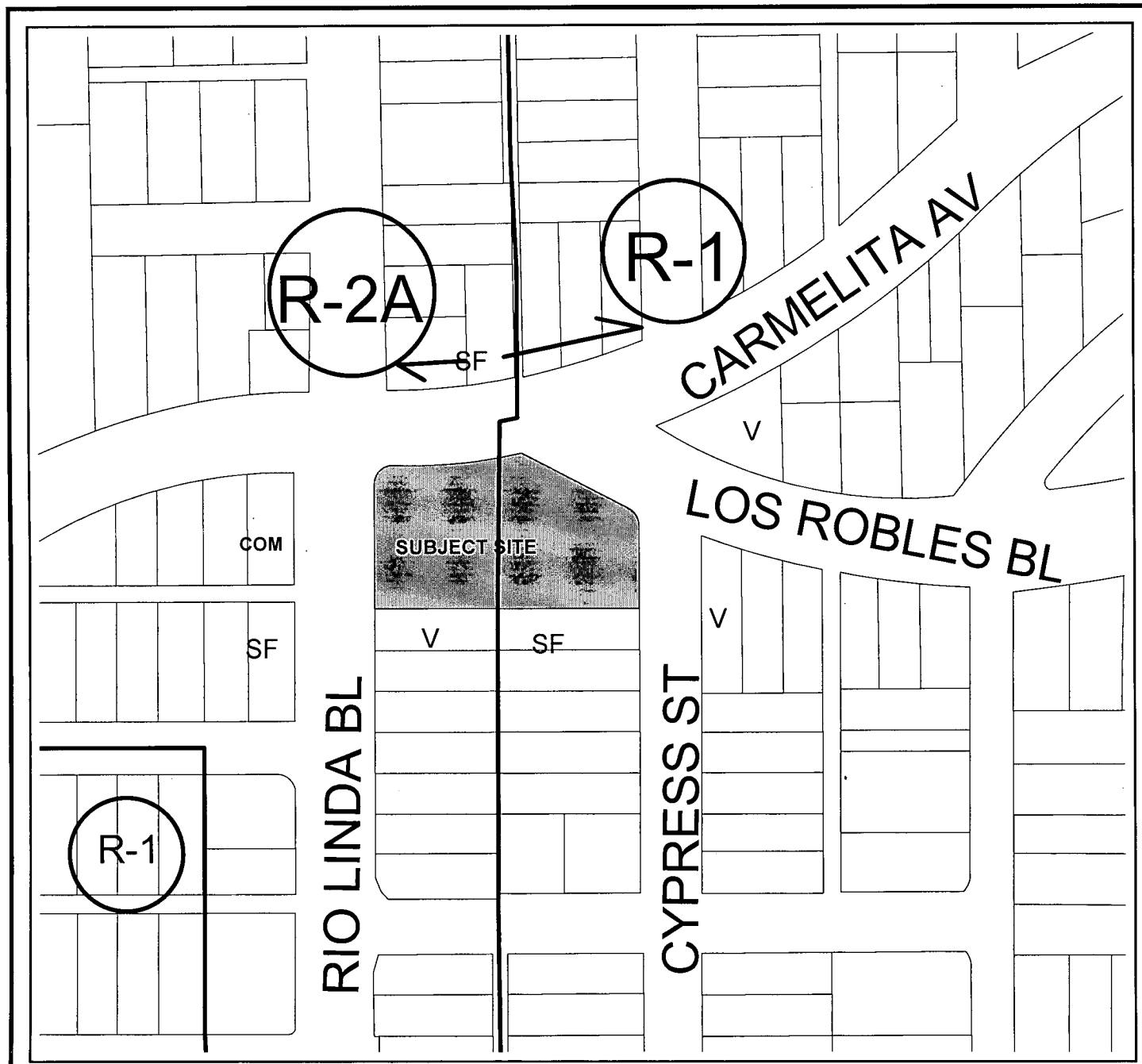
cc: File Applicant ZA Log Book

VICINITY MAP



Neighborhoods, Planning
And Development Services
Department
Geographic
Information
System

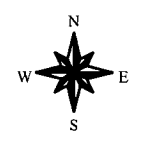




Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

LAND USE AND ZONING



298-103

OCTOBER 7, 1998

BOTANICAL NAME	COMMON NAME	QUAN	SIZE
TREES			
CELTIS SIHENSIS	HACK BERRY	11	15 GAL
PYRUS KAWAKAMI	EVERGREEN PEAR	2	
UMBELLULARIA CAL	CALIFORNIA BAY	2	
SHRUBS			
LAURUS NOBILIS	GRECIAN LAUREL	15	5 GAL
OLEANDER HEKINUM	OLEANDER	0	
POTYDUM TEN.	BLACK STEM	21	
WOODLAND			
AGAPANTHUS AF.	LILY OF THE LILE	6	1 GAL
POTENTILLA VERNA	POTENTILLA	10	FLATS
VIHCA MINOR	PERIWINKLE	10	
HYPERICUM CALCEINUM	ST. JOHNS WORT	6	

298-103
Item #1

INSTALL 6" CONCRETE BLOCK WALL

LAWN

PROPOSED BUILDING

EXISTING CHURCH

HANDICAP ACCESS

RAMP

LAWN

HANDICAP ACCESS

RAMP

LOS ROBLES BLVD

LAWN

CELTIS SIHENSIS

PYRUS KAWAKAMI

(6L) VIHCA MINOR

CARMELITA AVE

BLACKTOP PAVING

(6L) VIHCA MINOR

AGAPANTHUS AFRICANUS
(4L) POTENTILLA VERNA

UMBELLULARIA CALIFORNICA

PITOSPORUM
TENUE-LIUM

RIO LINDA BLVD

LAURUS NOBILIS

HYPERICUM (4L)

CALCEINUM

(6L) VIHCA MINOR

OLEANDER HEKINUM (WHITE VAR)

EXHIBIT - A

10/7/98

2 98-103
ITEM 4

OCTOBER 3, 1998

298-103

FIRST FLOOR PLAN

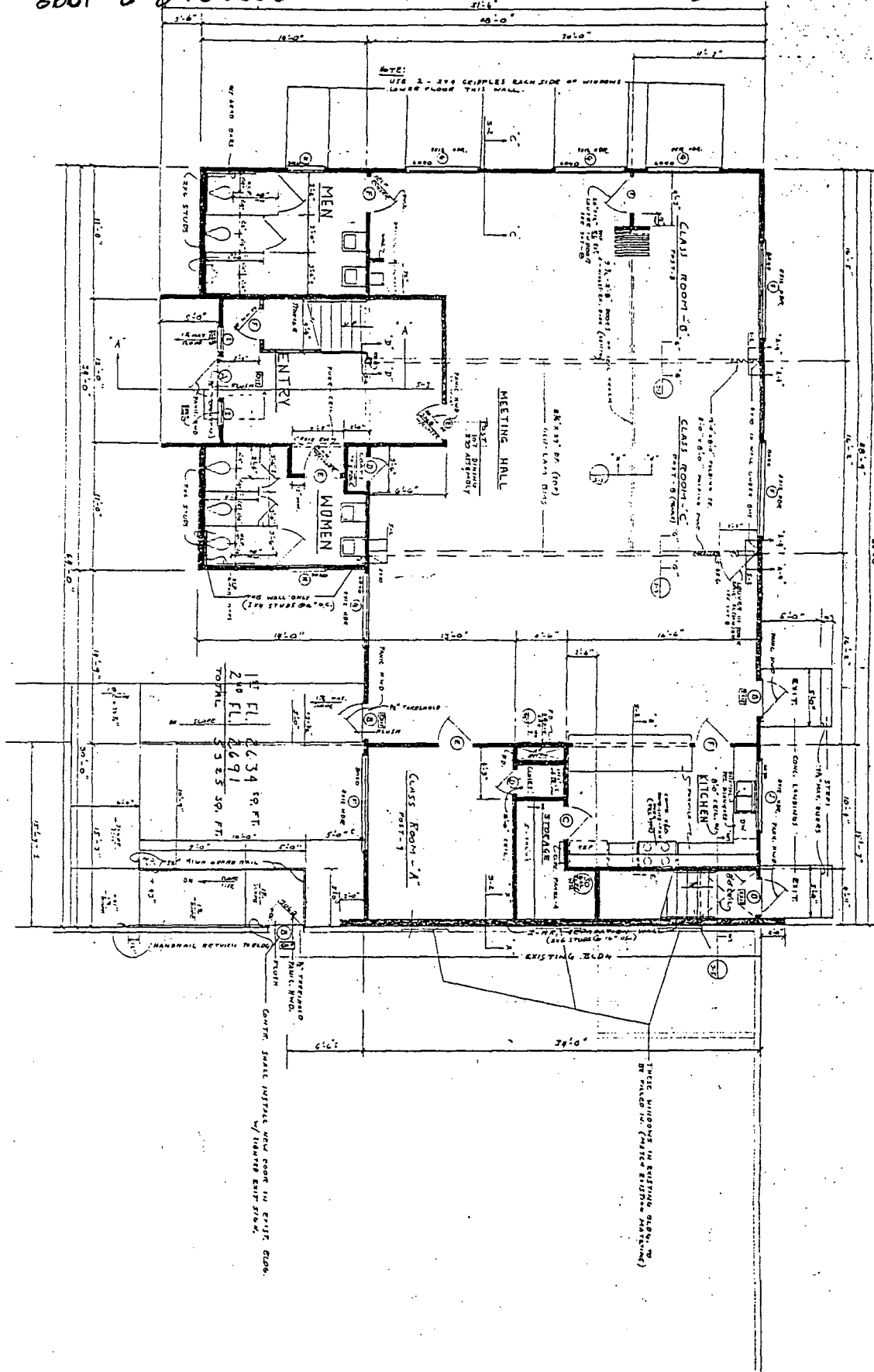


EXHIBIT - B

1	2
---	---

MT. OLIVE MISSIONARY BAPTIST CHURCH

Bishop's
Reprographics, Inc.
1121 Strickland Way, Sacramento, CA 95825

GEORGE W. BISHOP A.I.B.D.
BUILDING DESIGNER, LICENSE # 42
PHONE (916) 483-3074

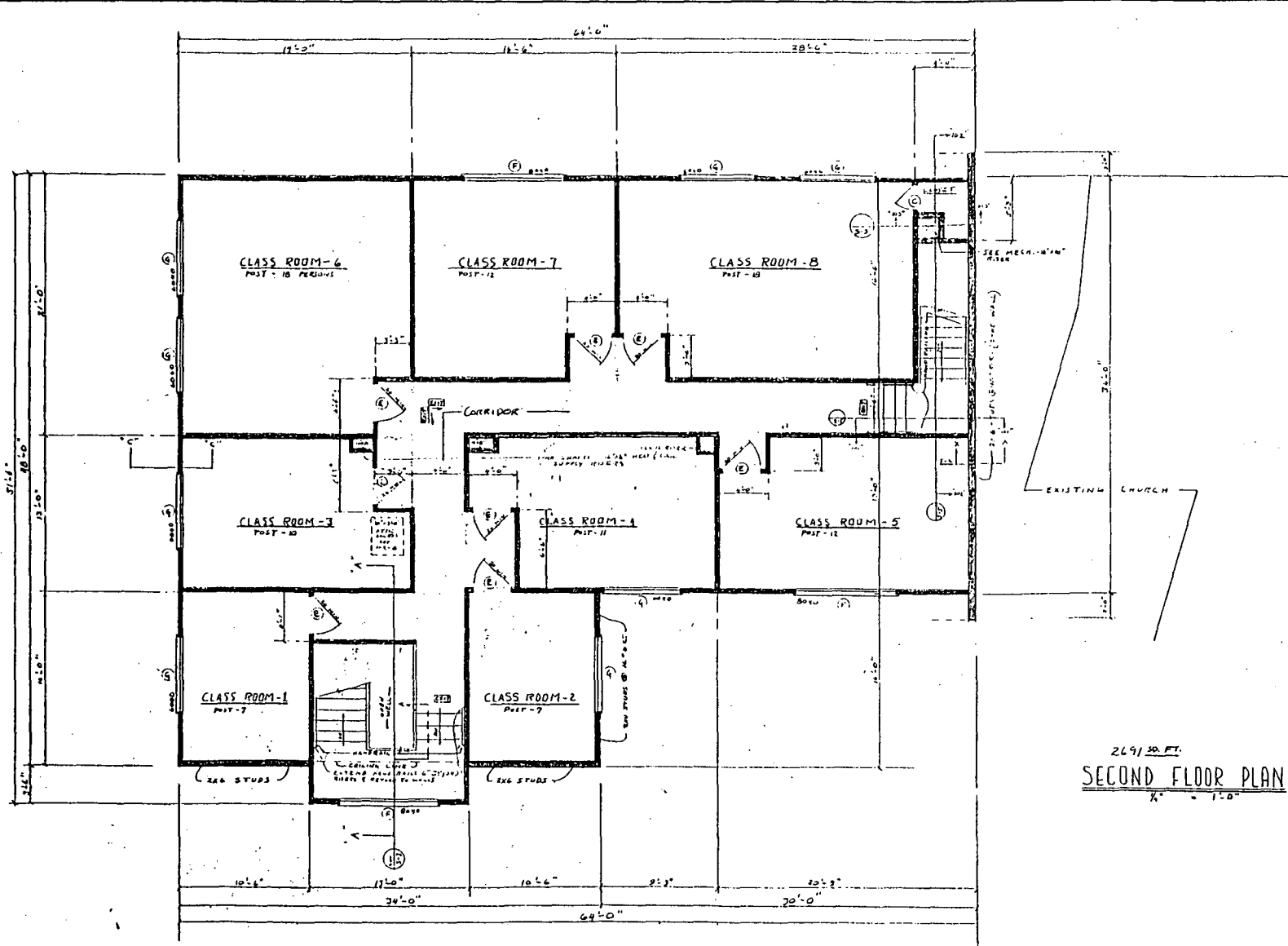
REVISIONS	7-9-92
	7-21-92

298-103

OCTOBER 7, 1998

ITEM 4

301-86 Z



2691 SQ. FT.
SECOND FLOOR PLAN
1" = 1'-0"

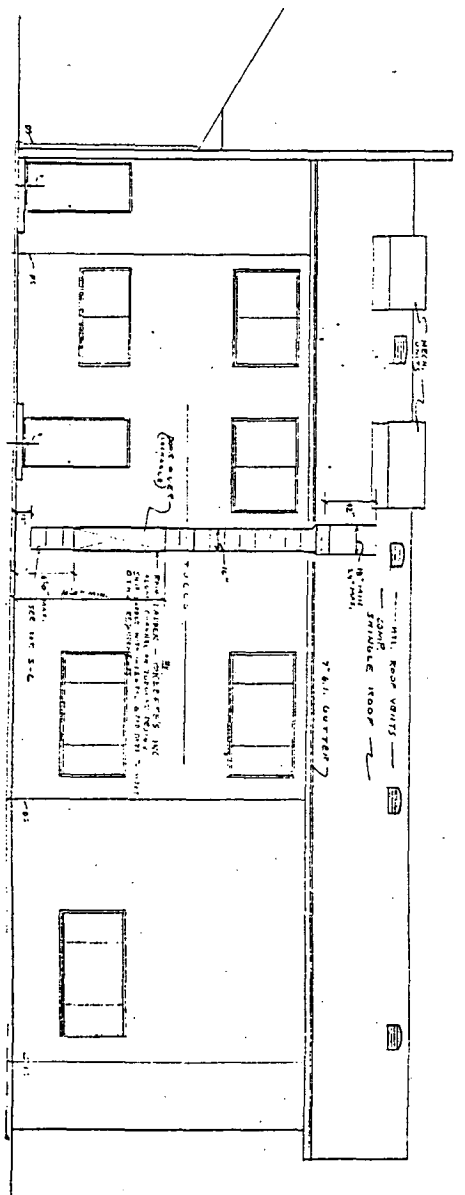
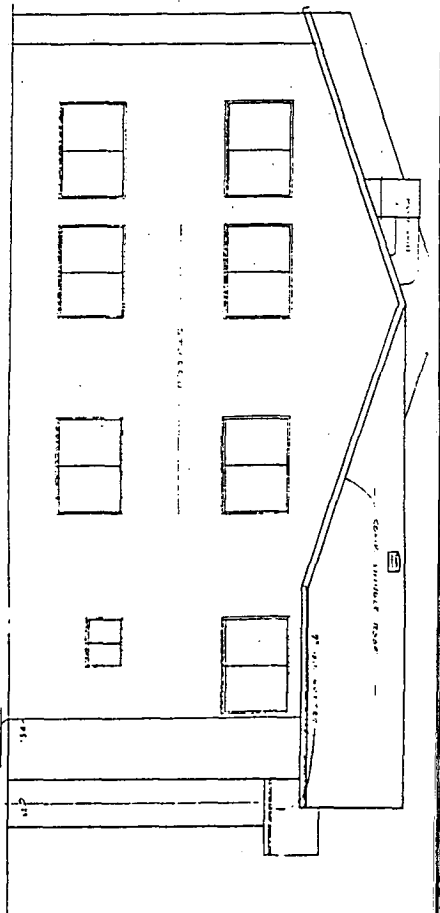
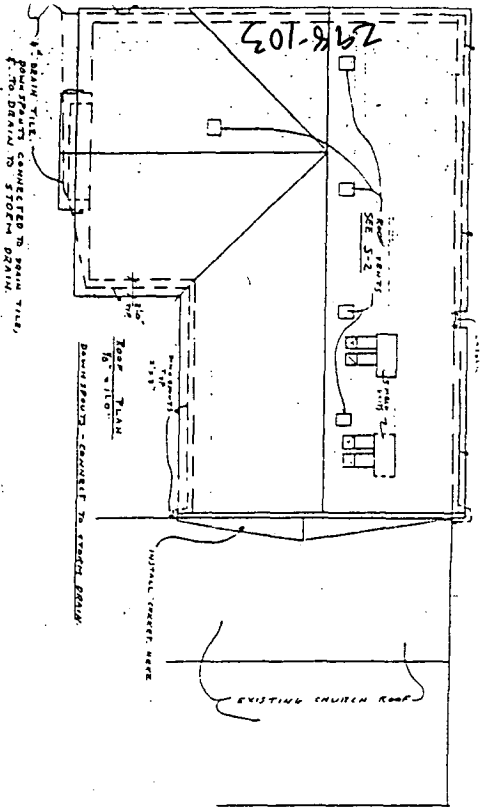
EXHIBIT - C

REM: 7-8
 GEORGE W. BISHOP A.I.B.D.
 BUILDING DESIGNER
 Snyshin & Associates
 MT. OLIVE MISSIONARY BAPTIST CHURCH
 11-2
 1
 3



2 98-103
ITEM 4

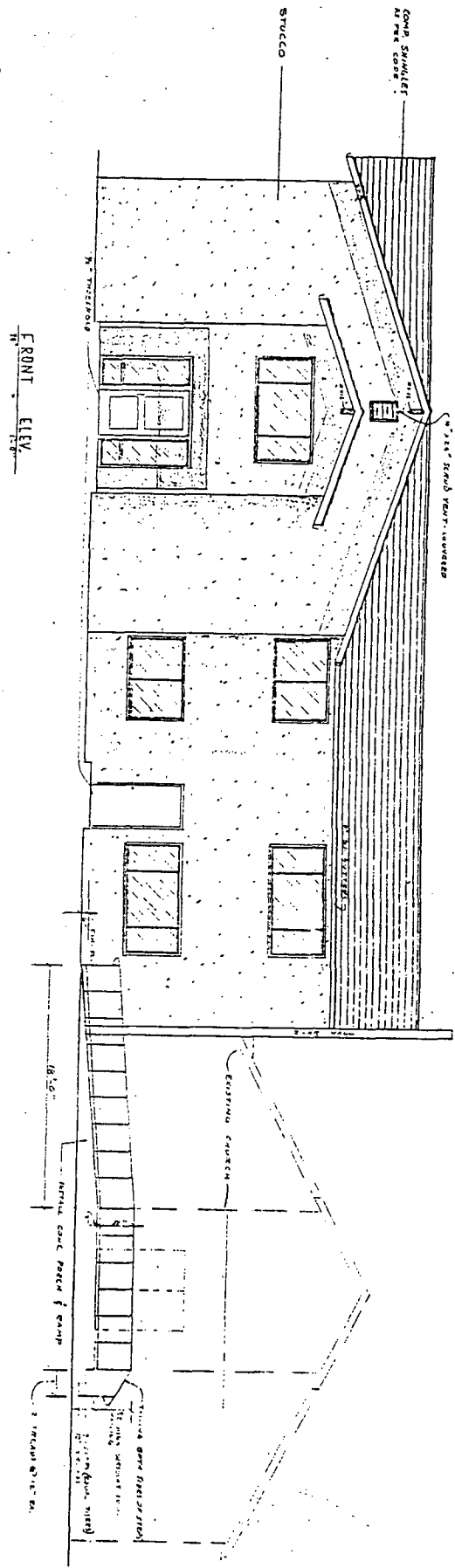
OCTOBER 7, 1998



298-103

OCTOBER 7, 1978

98-103
7
ITEM 4



FRONT ELEV.



EXHIBIT D

hop's
Reprographics, Inc.

GEORGE W. BISHOP A.I.B.D.
BUILDING DESIGNER, LICENSE # 42

PHONE (916) 483-3074

1	7-11-78
2	
3	
4	
5	
6	
7	
8	
9	
10	